



Holmsley Lane | Woodlesford | LS26 8RL

£325,000

Extended Three Bedroom Semi | EPC C | Council Tax C

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THREE BEDROOM EXTENDED SEMIIMMACULATELY PRESENTED***MUST BE VIEWED***PRIME LOCATION***

This immaculate semi-detached house, currently listed for sale, is a perfect fit for families seeking a home in a sought-after location. The property is conveniently situated close to public transport links, nearby schools, local amenities, and green spaces for outdoor enjoyment. Additionally, the house comes with an extension to the rear, providing extra living space.

The house boasts a spacious open-plan kitchen equipped with a central island, utility room, w.c and plentiful natural light. The kitchen's dining area extends into a sun room, further enhancing the sense of space, while the well-maintained landscaped gardens can be admired through the large windows and bi-fold doors.

The properties reception room with large windows that overlook the front garden, creating a bright and welcoming atmosphere.

The residence features three well-appointed bedrooms. The master bedroom, a generous double, comes with built-in wardrobes, offering ample storage space. The second bedroom is also a double, featuring built-in wardrobes, while the third is a comfortable single room. The bathroom is fitted with a three-piece suite, offering all the necessary comforts

One of the unique features of this property is the ample parking space it provides. Combined with the open plan layout and the charming garden, this house offers an ideal blend of convenience and lifestyle benefits.

In conclusion, this house offers a beautiful and comfortable family home with several unique features that make it a truly outstanding property.

Ground Floor

Entrance Hall 4.08m x 1.88m (13'5" x 6'2")

Entrance door leading into the hallway, central heating radiator, two double glazed side panel to the front door,

Living Room 4.08m x 3.10m (13'5" x 10'2")

T.V point, central heating radiator, double glazed window to front.

Kitchen Area 1.88m x 4.01m (6'2" x 13'2")

Re-fitted with ample wall and base units, sink and drainer unit, built in oven, five ring gas hob and extractor over. Integrated fridge/ freezer. Center island. open plan to:

Kitchen/dining/sun room 1.63m x 6.40m (5'4" x 21'0")

Double glazed window, wall mounted T.V point, central heating radiator, velux window, Apex roof and bi-fold doors to the rear garden.

Utility Room 2.15m x 2.28m (7'1" x 7'6")

Side extension providing the utility room being plumbed for washing machine space fro dryer and under counter fridge, sink unit, double glazed window and side door, door leading to:

WC

Low flush W.C, vanity wash hand basin, double glazed window and central heating ladder rail.

First Floor

Landing 2.52m x 1.90m (8'3" x 6'3")

Double glazed window to side,

Bedroom 1 4.08m x 3.07m (13'5" x 10'1")

Double glazed window, central heating radiator, fitted wardrobes.

Bedroom 2 3.25m x 3.07m (10'8" x 10'1")

Double glazed window, central heating radiator, fitted wardrobes.

Bedroom 3 3.20m x 1.93m (10'6" x 6'4")

Double glazed window, central heating radiator.

Bathroom 1.70m x 1.90m (5'7" x 6'3")

Comprising of three piece suite with bath and shower over, vanity wash hand basin and low flush W.C tiled walls, central heating radiator, double glazed window.

External

To the front there is a neat lawn garden, established flower borders. ample parking to the driveway for several cars. The rear garden does not disappoint with well manicure lawn, established borders, decked area, garden shed.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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